



28 Belsize Lane, NW3 5AB
Planning Application
Boundary Fence
ref: PP-05934222
31.03.2017

ALISON BROOKS
ARCHITECTS

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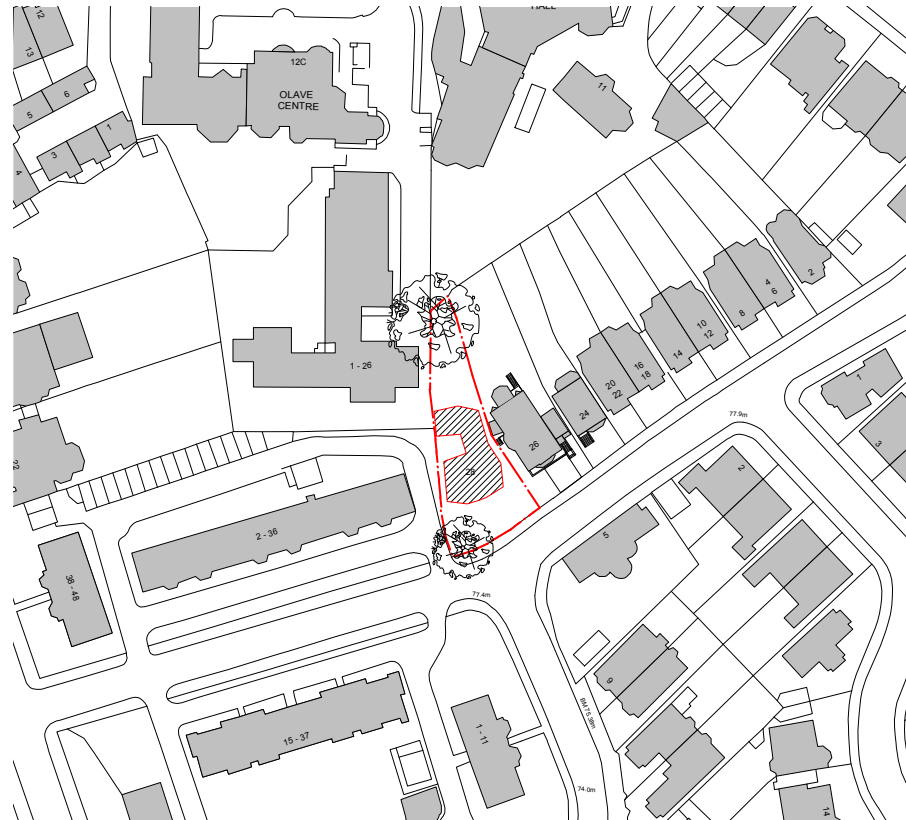
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Introduction

This design and access statement is intended to be read in conjunction with planning application PP-05934222 for works at 28 Belsize Lane.

The planning application includes proposals to construct means of enclosure on the front boundary of land belonging to the proprietor of 28 Belsize Lane. The submission has been prepared subsequent to a pre-planning meeting and correspondence with Camden Senior Planning Officer, Charles Thuaire.

The proposals have been considered in accordance with the London Borough of Camden Local Development Framework (LDF) Core Strategy (CS); policies of London Borough of Camden Local Development Framework Development Policies (DP); Fitzjohns Netherhall Conservation Area Statement and Camden Conservation Area Design Guide.

Should any further information be required, please contact Ross McDonald, Alison Brooks Architects Ltd.
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The Site

The site is located at the junction between Belsize Lane and Wedderburn Road and within Fitzjohns Netherhall Conservation Area. The site area is approximately 80sq.m. The site has been acquired to increase the plot size of 28 Belsize Lane which has approved proposals for a three-storey dwelling with bronze cladding (2010/3112/P), which is currently under construction.

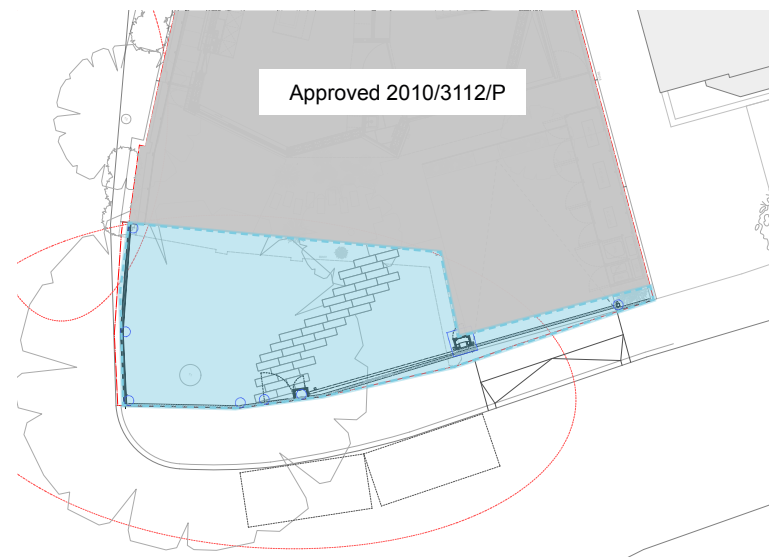
Formerly owned by Belsize Court, the grassland to the front of 28 Belsize Lane has no distinct character and suffers from lack of ownership. The land can become littered as it is a public space. The perimeter wall separating the land and 28 Belsize Lane was a tall red brick wall with no structural integrity. The wall was supported by temporary timber buttresses and surrounded by tall protective metal fencing, which was considered unsightly. The wall has since fallen down. The Camden Senior Planning Officer has expressed it would be inappropriate to replace the high brickwork wall and advised that a low-level boundary enclosure would be more in-keeping with the context.

The site boundary has been updated and expanded to include the newly aquired land to the front of 28 Belsize Lane. The diagrams (right) show the changes to the site demise; (top right diagram contains proposals approved under planning application 2010/3112. bottom right shows the site demise of 28 Belsize Lane, as of November 2016. The site, to which this application refers, is highlighted in blue.

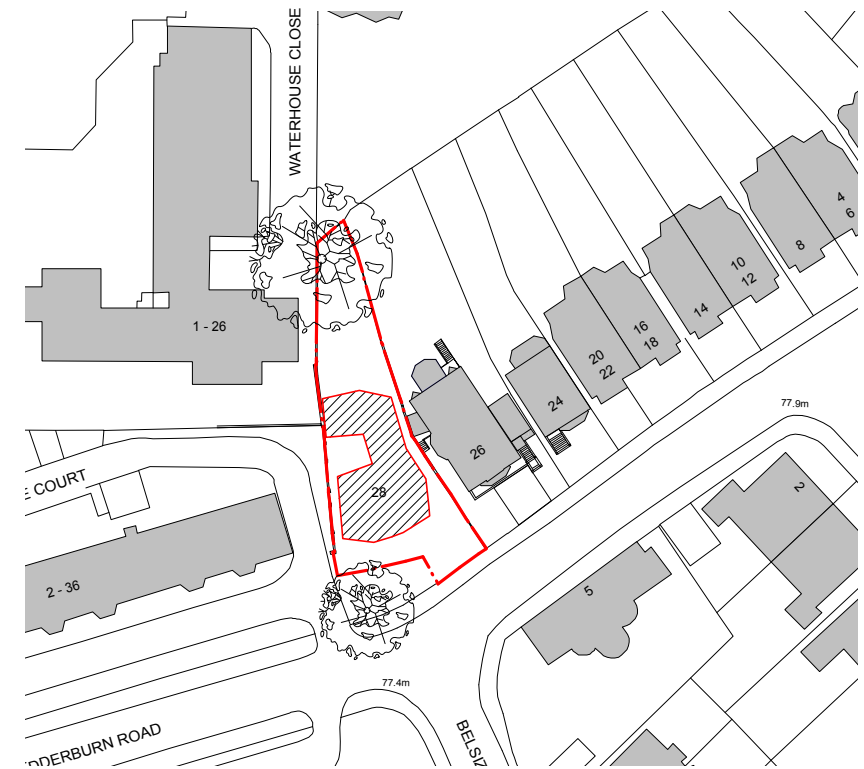
As outlined in the Conservation Area Statement, a feature of the area is the number of properties built for individual owners by respected architects. There is a mixture of architectural styles and a range of details including fine wrought iron work.

The Conservation Area Statement highlights that the boundary walls or fences are distinctive, 'using particular materials and details to echo the architecture behind'.

The use of the site is intended as a front garden with predominantly soft landscaping with a pedestrian access path, including a bespoke metal railing to the entire front boundary. The west boundary is proposed as a high quality natural hardwood timber fence.



Application boundary shown in blue



28 Belsize Lane Site Boundary (2010/3112/P)



28 Belsize Lane Site Boundary - November 2016

Site Photos

The following photographs show an example of the condition of the boundary wall which has been structurally unsound, due to the proximity of large tree roots, and has been so for a significant amount of time. The temporary structure was in place for a significantly long time and became an unsightly structure within the conservation area.

The photographs express the condition of the overgrown site from 2007 to 2013.

The proposals seek to preserve the visual amenity to the public and enhance the quality and condition.



November 2008

October 2013

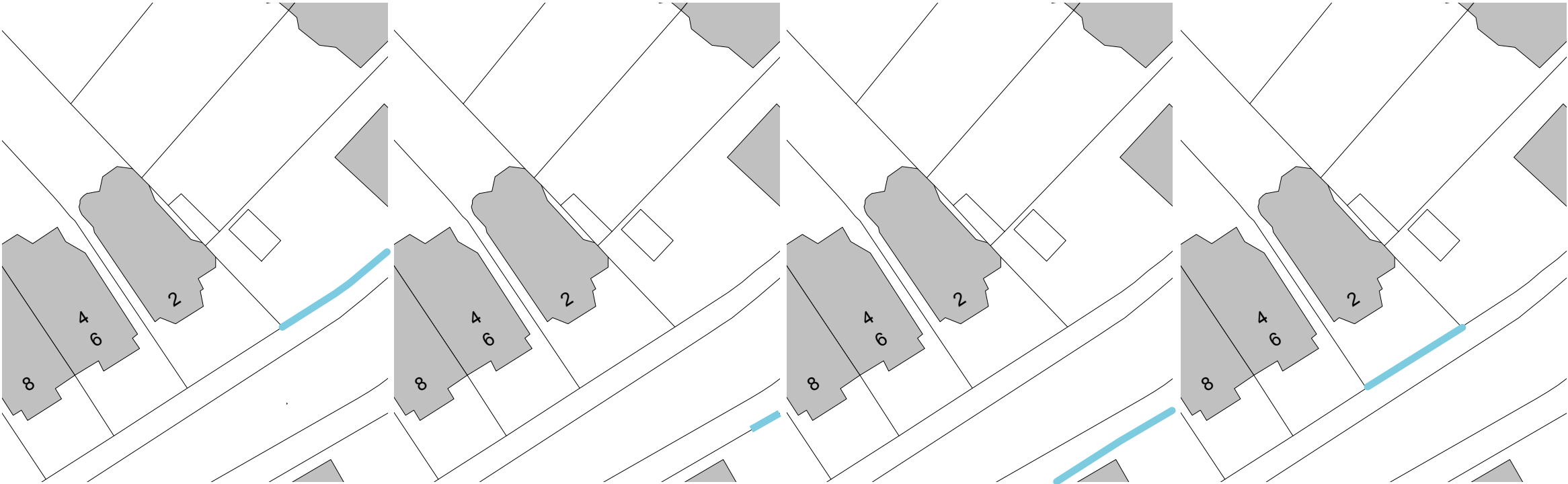


March 2007

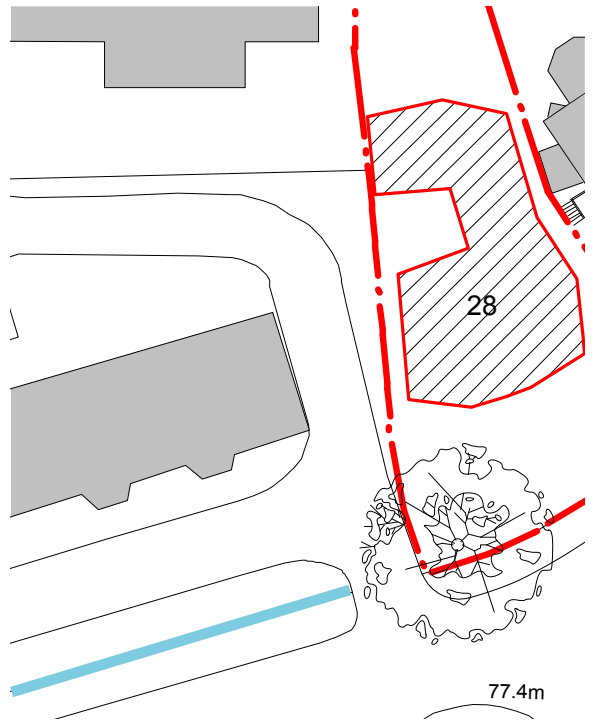
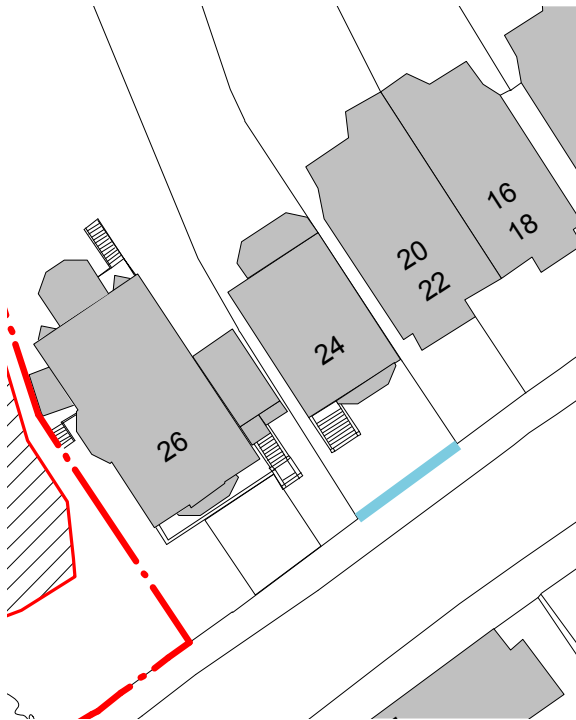
Front Boundary Fences

The heights of fences within the conservation area are characteristically tall. Specifically, on the northern end of Belsize Lane the boundary heights range from 1m to 1.92m high.

The images shown (right) demonstrate the variety of materials and heights along Belsize Lane. The materials vary in quality and range from dark painted metal, timber and brickwork.



Address	1 Rosslyn Hill	Address	249 Haverstock Hill	Address	1 Belsize Lane	Address	2 Belsize Lane
Fence Height	1.8m	Fence Height	1.9m	Fence Height	1.85m	Fence Height	1.1m
Gate Height	1.8m	Gate Height	1.9m	Gate Height	1.85m	Gate Height	1.8m



Address 10-12 Belsize Lane
Fence Height 1.0m
Gate Height 1.0m

Address 22 Haverstock Hill
Fence Height 1.4m
Gate Height 1.4m

Address 24 Belsize Lane
Fence Height 1.4m
Gate Height 1.4m

Address 2 Perceval Avenue
Fence Height 1.92m
Gate Height 1.92m

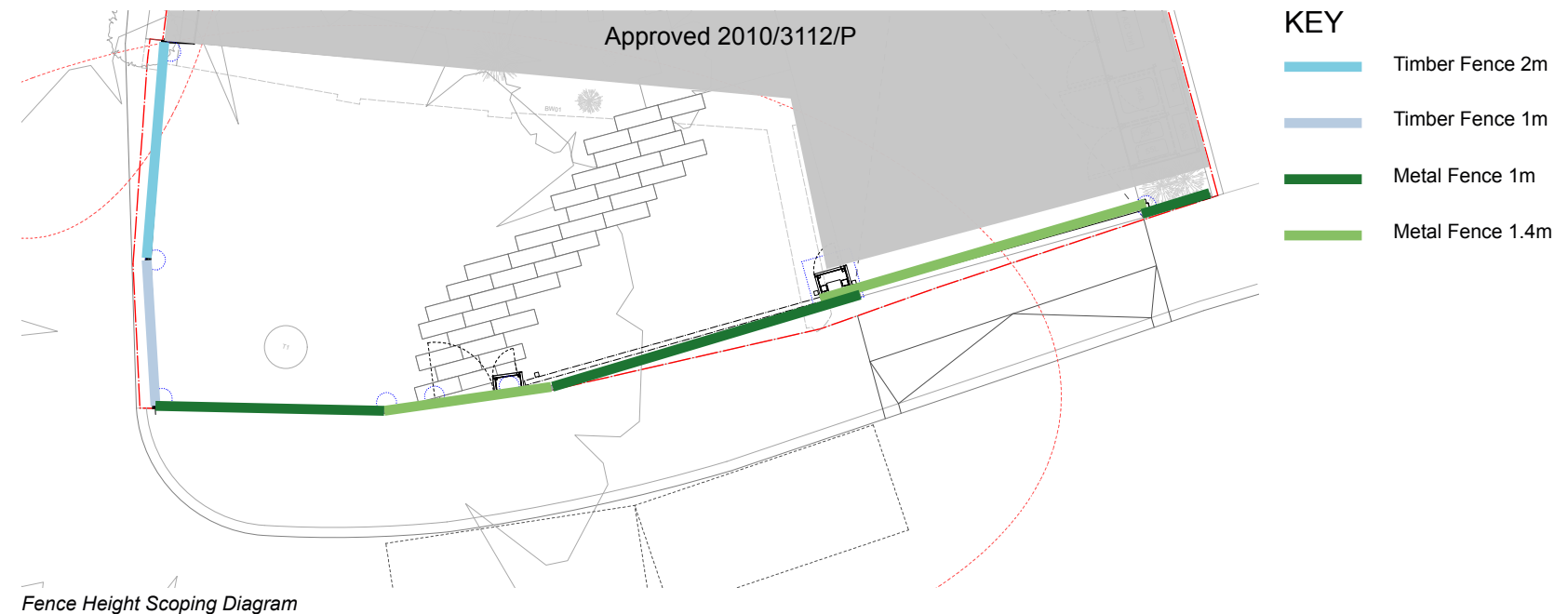
Address Belsize Court
Fence Height -
Gate Height -

The Proposals

The design proposals have been developed to enhance the appearance of the site by respecting and responding sensitively to the existing natural and physical features on and around the site. The proposals take account of the context immediately adjacent which is a concrete vehicle drive at 26 Belsize Lane; and open grass landscape in front of Belsize Court. The site is a stand-alone intermediary of the two conditions – fenced off front gardens vs open landscape. The green front garden is considered vital for preserving the attractive and tranquil qualities of the conservation area. There is a large sycamore tree (T1) on the land which is to be maintained and protected in accordance with OMC Tree Report (Appendix A). The land is almost entirely within the root protection area for T1, therefore the possibilities for foundations are very limited.

Due to these existing constraints, the proposals are required to be flexible to accommodate tree roots, thus localised structural footings of a specific size are permitted only, to avoid any risk of damage to the tree. Continuous concrete footings that would typically be required for a wall is not advised, in the interest of preserving T1. Therefore, a boundary enclosure with support posts cast in to concrete footings is deemed a suitable option, and describes the basis of this proposal. Within this site constraint, the proposals draw inspiration from the rare wrought iron work and original dark painted railings that are on Belsize lane and within the wider conservation area. The height of the front boundary fence is 1m high, with entrance gates accentuated by stepping to 1.4m high.

The pedestrian path is to be placed on a sustainable drainage system in accordance with the arboriculturist report (appendix A).



Front View of Fence from Belsize Lane

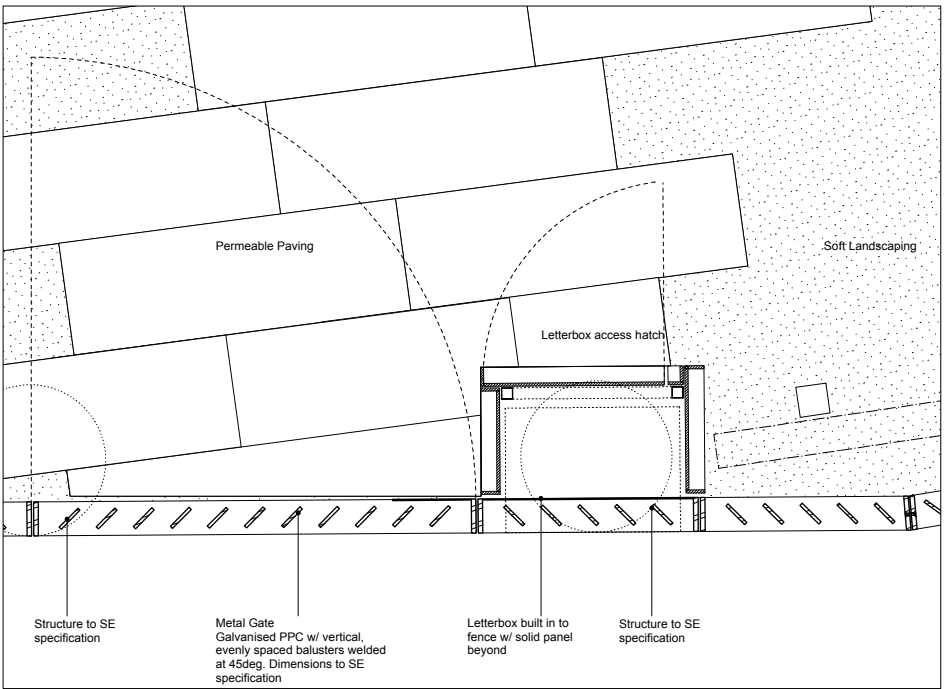
Appearance & Materials

The proposed fence is designed to maintain the visual amenity by allowing vistas through to the new soft landscape whilst providing sufficient privacy. The fence steps to take account of the natural existing topography and replicates the architectural language of the house beyond. The intermediate balusters are angled at 45 degrees to achieve the diffuse vista's. The pedestrian gate and automatic sliding gate are accentuated in height (1.4m) and the 45 degree vertical balusters reverse to create a more dynamic enclosure.

The west boundary fence is proposed to be clad with Ipe hardwood in a natural finish, specified for the natural appearance. This timber fence mediates between the soft

landscape of neighbouring Belsize Court and Belsize Lane.

The fence fronting Belsize Lane is more formal in its articulation. The material is specified as a bronze/ dark ppc galvanised steel to match the tone of the bronze cladding of the house beyond. The dark tones relate to the painted wrought iron railings and gates within the conservation area.



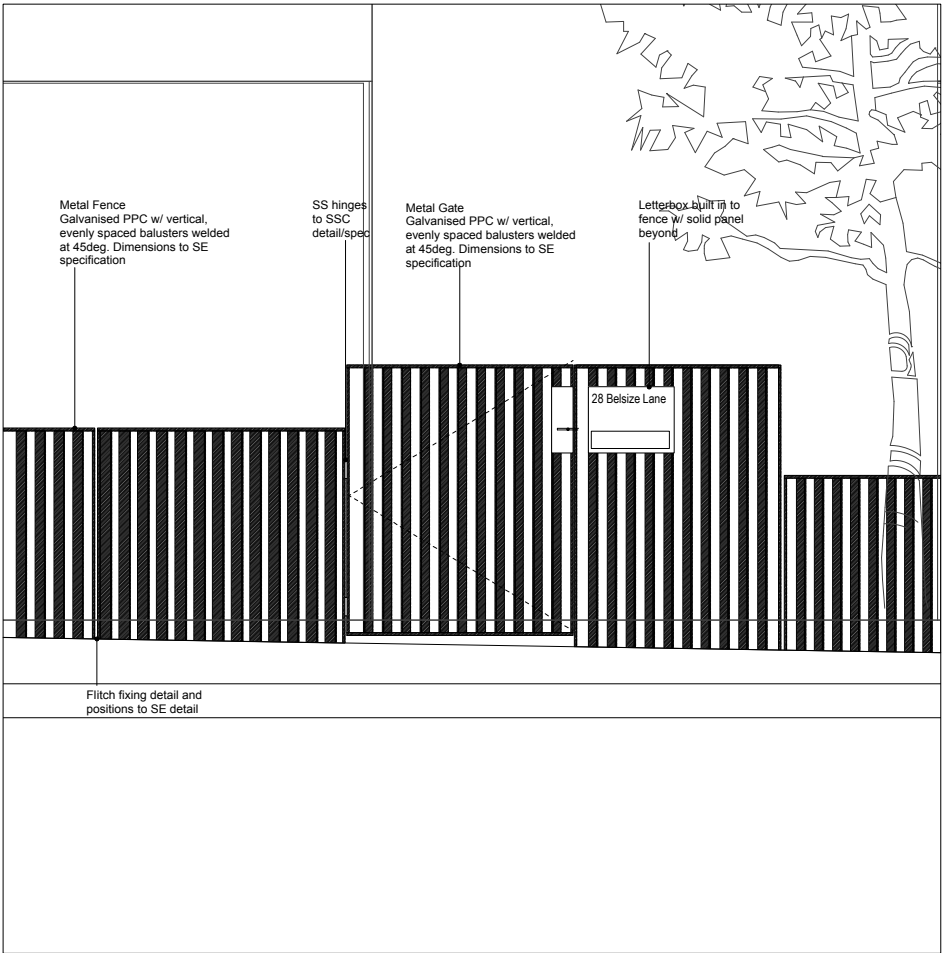
Bronze/ Dark PPC Finish



IPE Hardwood Timber, natural finish



Front View of Metal Fence and Pedestrian Access



Landscape & Access

The landscape is proposed as small planting and simple ground cover to enhance the visual amenity. The area shown hatched (bottom right) is to be carefully planted in accordance with Landscape architect's advise and in accordance with the Aboriculturalist reports.

Permeable paving is proposed as the main pedestrian access to 28 Belsize Lane and is designed to be a low impact solution adjacent to T1.

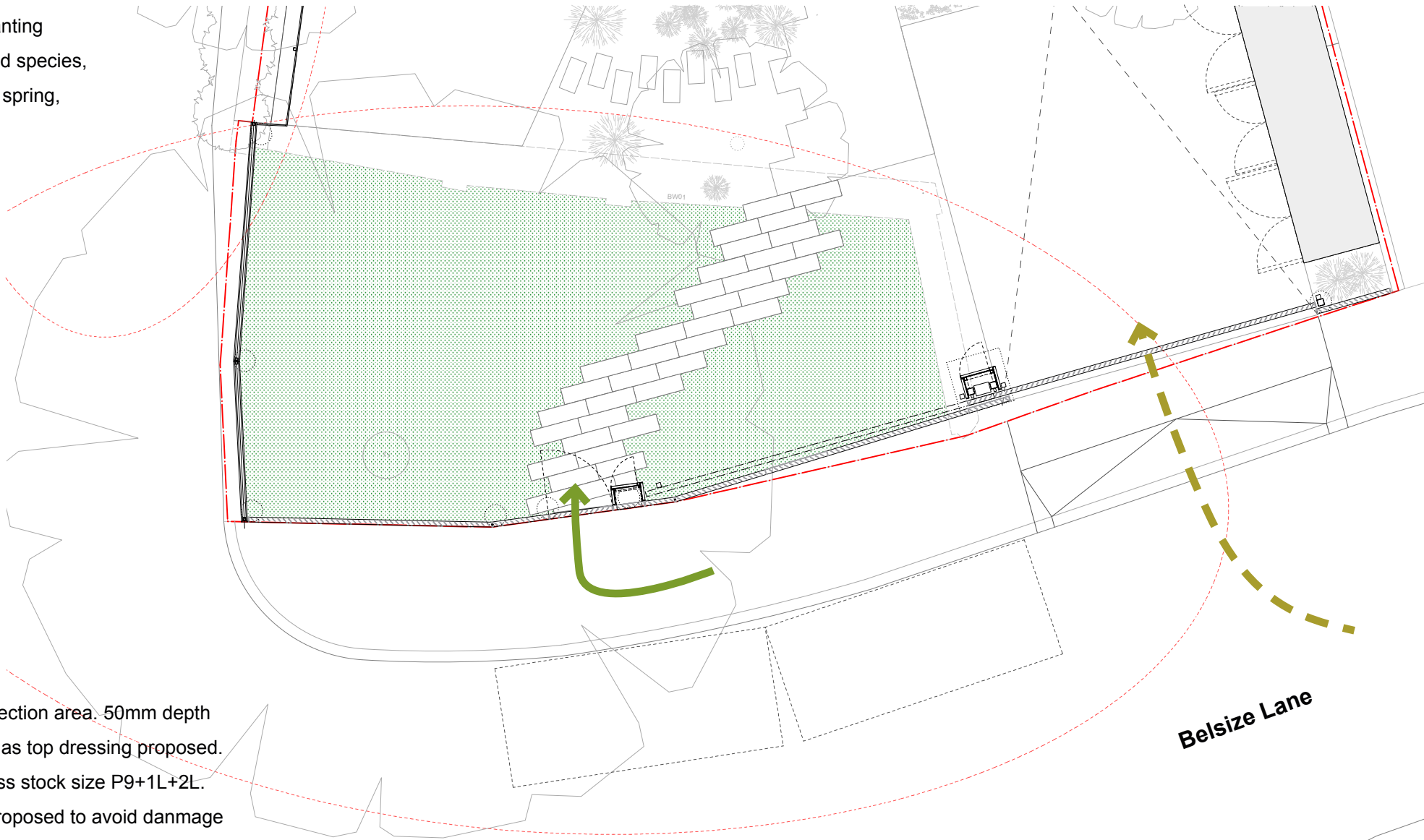
The images, top right display the species of planting proposed, as low maintenance, mixed woodland species, grasses and seasonal flowering plants through spring, summer and autumn.



KEY

- Pedestrian Access
- Vehicular Access

Existing soil within root protection area. 50mm depth PAS 100 organic compost as top dressing proposed. Ground cover planting across stock size P9+1L+2L. Hand planting with trowel proposed to avoid damage to surface routes



APPENDIX B: Proposed Drawings



1 Front Boundary Enclosure Plan

FOR PLANNING

Notes

Revision	Date	Notes
1	31.03.17	Issued For Planning

Key Plan

1. Do not scale drawings. All dimensions to be checked on site. Errors to be reported to architect. To be read in conjunction with all relevant architects services and engineers drawings.

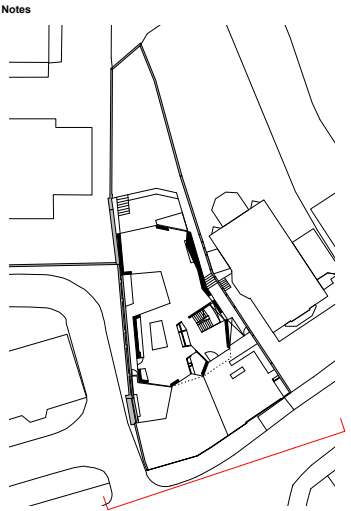
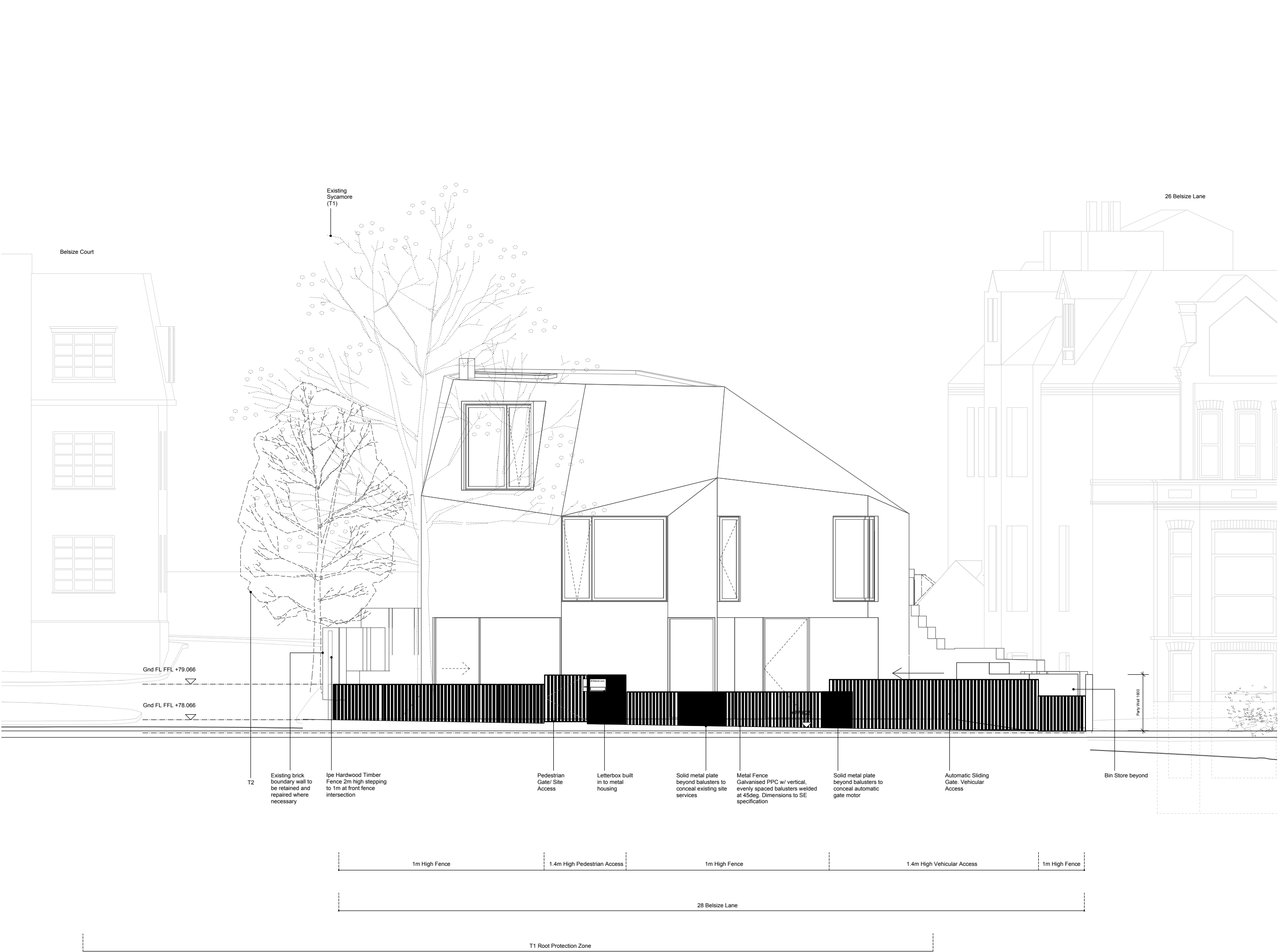
2. Contractors, sub-contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.

3. This drawing to be read in conjunction with all relevant specifications, engineers and specialists consultants information and any discrepancies reported prior to installation.

ABA

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Project	:	28 Belsize Lane
Title	:	Front Land Plan
Client	:	Vivien & Edmund Bradley
Scale	:	1:50 (A1), 1:100 (A3)
Date	:	31.03.2017
Drawn By	:	RM
Drawing	:	2214_PL_356
Revision	:	1



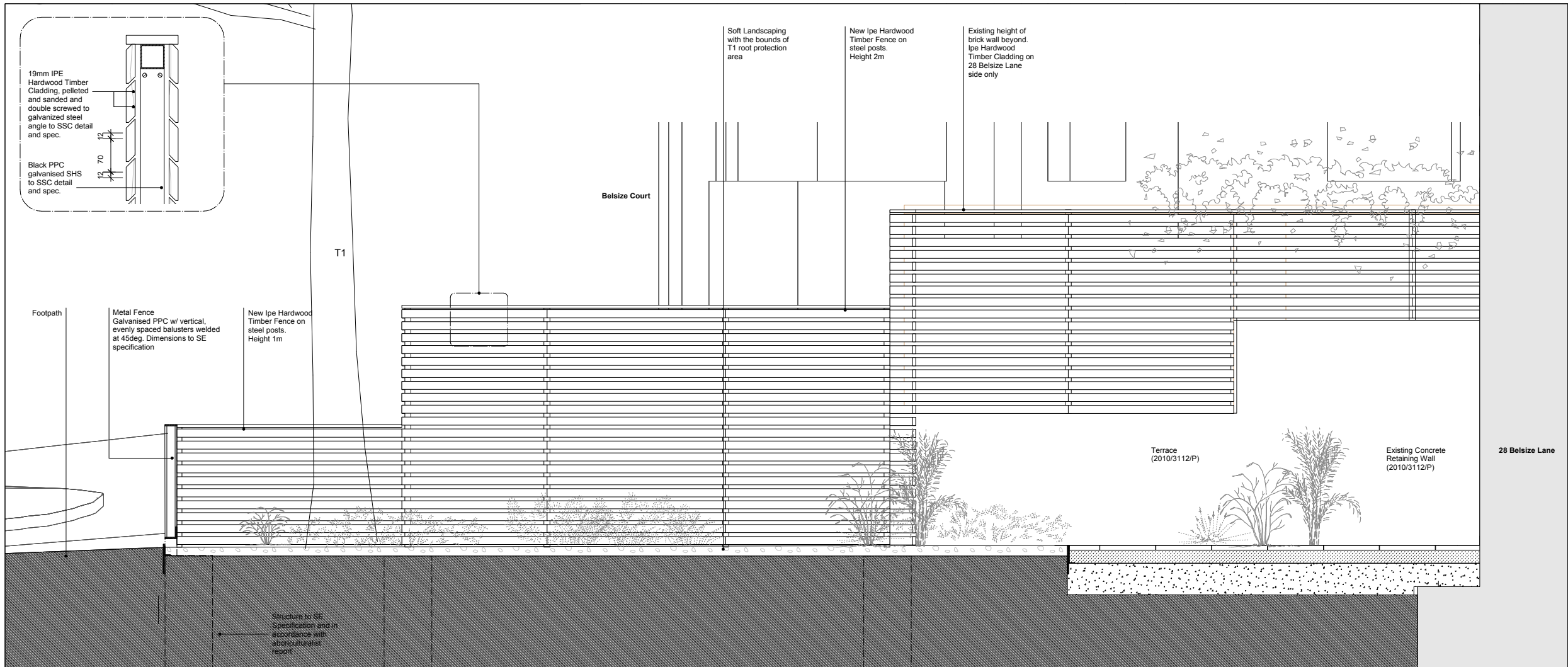
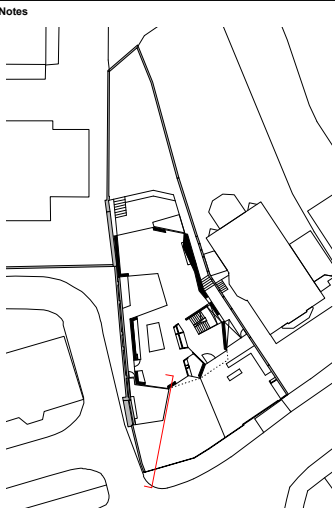
Revision	Date	Notes
1	31.03.17	Issued For Planning

Note 1
Fence heights are averaged across the natural topography of the site.

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2. Contractors, sub-contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.
3. This drawing to be read in conjunction with all relevant specifications, engineers and specialists consultants information and any discrepancies reported prior to installation.



Project	:	28 Belsize Lane
Title	:	Front Fence South Elevation
Client	:	Vivien & Edmund Bradley
Scale	:	1:50 (A1), 1:100 (A3)
Date	:	31.03.2017
Drawn By	:	RM
Drawing	:	2214_PL_357
Revision	:	1



Revision	Date	Notes
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Key Plan



1. Do not scale drawings. All dimensions to be checked on site. Errors to be reported to architect. To be read in conjunction with all relevant architects services and engineers drawings.
2. Contractors, sub-contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.
3. This drawing to be read in conjunction with all relevant specifications, engineers and specialists consultants information and any discrepancies reported prior to installation.

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Project	:	28 Belsize Lane
Title	:	Front Fence Detail
Client	:	Vivien & Edmund Bradley
Scale	:	1:20 (A1), 1:40 (A3)
Date	:	31.03.2017
Drawn By	:	RM
Drawing	:	2214_PL_360
Revision	:	1

FOR PLANNING

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